

Minutes of the Veneta City Council

November 28, 2005

Present:

Absent: Mayor T. J. Brooker, Darrell Carman, Thomas Cotter, and Fred Miller

Absent: Marion Esty

Others: Ric Ingham, City Administrator; Margaret Boutell, Community Services Director; Jerry Elliott, City Engineer; Sgt. Byron Trapp, LCSO; Mona Linstromberg; Bruce Meyer; and Jeneca Jones, West Lane News

Mayor Brooker called the Veneta City Council to order at 7:02 p.m.

1. PUBLIC COMMENT

Mona Linstromberg; 87140 Territorial Road; Veneta, OR

Ms. Linstromberg said at the last and most recent East Veneta Study meeting an issue was raised that the City should consider hiring a wetland expert, at the expense of the applicant, to do independent technical reviews of applications to identify wetland development issues. The City hires an engineer to review the development designs of other engineers. Why not have the same independent review of the applicant's wetland expert. She said experts hired by the applicant may have a bias and try to meet the expectations of who hires them.

Mona has been attending the Region 2050 policy meetings . She said the last meeting was very informative and a tape is available for anyone would like the opportunity to hear it.

Bruce Meier; 87784 Blek Drive; Veneta, OR

Mr. Meyer expressed concern about vandalism of vehicles and juvenile gang activities that are affecting the quality of life in Veneta and he asked the Council to do everything they can to improve the level of law enforcement.

Deacon Matthews; 152 S. W. Crestview Lane; Madras, OR

Mr. Matthew requested time to comment on agenda item 4.a.(2) the nuisance at 24952 W. Broadway.

2. CONSENT AGENDA

MOTION: Fred Miller made a motion to adopt the consent agenda. Thomas Cotter seconded the motion.

Vote: Thomas Cotter, aye; Mayor Brooker, aye; Darrell Carman, aye; and Fred Miller, aye

The consent agenda as approved included minutes for November 10 & November 14, 2005; Parade Permit for the December 1, 2005 "Parade of Lights"; and the Civic Calendar for December 2005/

3. DEPARTMENT REPORTS

a. FROM MAYOR/COUNCILORS

- (1) Law Enforcement Activities - Sgt. Trapp
Sgt. Trapp said they determine what areas need special patrols based on information received from police reports and citizen calls. He said the reports are very important in helping them track where activity is taking place.

In response to a question from Fred Miller about the situation on Tenth Street, Sgt. Trapp said the tenant has been given an eviction notice and the issues appear to be resolved.

Sgt. Trapp said the second annual light parade is scheduled for December 1, 2005. He said they have coordinated their efforts with the parade organizers, fire department, and Neighborhood Watch.

Sgt. Trapp said there has been a lot of discussion recently at the County level to address the countywide law enforcement issues. He encouraged Mr. Meier and other interested citizens to get involved in that process.

- (2) Subordination Agreement - Ted & Donna Wilson

Mayor Brooker said the Wilson's want to refinance their home. The subordination agreement is the same as the City has approved in the past. Staff recommends that the Council authorize the Mayor to sign the agreement as presented.

MOTION: Fred Miller made a motion to authorize Mayor Brooker to sign the subordination agreement for Ted & Donna Wilson. Darrell Carman seconded the motion which passed with a vote of 4-0.

b. COUNCIL/COMMITTEE LIAISONS

Thomas Cotter (Chamber) - will meet this week.

Thomas Cotter (East Veneta Study) - he would still like more information about the proposed 50' foot buffer around wetlands.

Darrell Carman (LCOG) - he will not be able to attend the meeting this Thursday.

4. STAFF REPORTS

a. COMMUNITY SERVICES DIRECTOR

- (1) Land Use Application fee for Cemetery Subdivisions
Margaret Boutell advised the Council that after further review of the Oregon Revised Statutes, religious cemeteries are exempt as subdivisions; therefore, the City will not be charging a subdivision application fee. They will submit a site review plan instead. Mayor Brooker asked staff to include a proposed fee the next time the fee schedule is reviewed.

- (2) Nuisance Abatement - 24952 W. Broadway
Margaret explained that the tenant of the building located at 5th and Broadway has moved in junk cars which is an unauthorized use in that zone. The only zone in Veneta that allows for automotive repair is the industrial zone. The City has provided notice that the use is in violation of the Land Development Ordinance and is subject to a fine of \$50 to \$500 per day. The deadline for removing the cars was today. The next step for taking action as a violation of the Land Development Ordinance is to direct the City Attorney to issue a citation. The City could take action under the City's nuisance ordinance which would allow the City to abate the nuisance. The first step would be to provide a notice to the property owner to abate the nuisance by a specific date. If the owner fails to comply, the City can abate the nuisance. The property owner is responsible to pay the abatement costs incurred by the City. If those costs are not paid, the City can place a lien against the property.

Property owner Deacon Matthews advised the Council he has been helping his tenant find a new place where the cars can be move.

Mayor Brooker said the abatement process will give the owner a little more time to remove the nuisance and gives the City a way to deal with it the owner doesn't. He said the Council will revisit whether or not to have a citation issued for the code violation.

By consensus, the Council directed staff to re-notice the property owner, citing that a nuisance exists and must be abated by December 12, 2005.

- (3) Effluent Planning update
Margaret reported that staff met with DEQ and ~~were given approval to~~ *discussed whether the City could* discharge into the Long Tom for the additional months of May and October. She said the City may still need to develop some additional storage which could be achieved by re-commissioning the large lagoon. The old piping system will be replaced and extended over the wetlands to get extra area for spraying. She said Jerry Elliott is looking into a new pump. *Amended 12-12-05*

b. CITY ENGINEER

- (1) Well 10 update
Jerry Elliott reported that the well drilling was completed on November 23, 2005. He said the screen is schedule for delivery Dec 7th and will be installed on the 7th or 8th. After the screen is in place and the well is packed with sand, they will do production tests. When the production tests come back they will be ready to advertise for bids to construct the treatment plant.

Jerry said the next step will be to submit the site plan to the Planning Commission for review. He said that should be done within the next two weeks. Jerry said he proposes to develop around the wetlands that were

found on the property but will also do a mitigation plan. Ric said Frontier Resources has agreed to split the cost of the wetland delineation.

Jerry Elliott said the City received a certified water rights examiner to sign the water rights transfer documents. Both the well driller and examiner have said the City will get a transfer.

- (2) Water System Filters update: The water filter system is finally producing better results and it appears to meet the specs. Unfortunately the City's testing equipment broke down and was sent back to the factory. The equipment is now back and they should get some data early this week that confirms that the filter media meets specs.
- (3) Development Review update
Jerry said the development proposals range from estimating SDCs to ongoing monitoring of new subdivisions.

Mayor Brooker said he wants to hear ahead of time if any of the development projects being referred to Weber-Elliott are beyond their capacity. Jerry Elliott said they plan to put some staff on overtime and may consider hiring additional staff.

In response to a question about the Cherry Street drainage, Jerry said he still does not have the permits; however, everything he has heard tells him the City will get the permits but construction will be limited to the summer months.

5. OTHER

Ric advised the Council that the auditors are scheduled to be in Veneta the first week of December.

The Fern Ridge Ribbon Cutting Ceremony will take place at Orchard Point Park on Tuesday, November 29, 2005 at 1:00 p.m.


Volunteers are still needed for the light parade registration table and at the tree lighting on Thursday, December 1, 2005.

At the Strategic Planning Session, RDI presented three options. Ric provided the Council with a work plan. He said he would like the Council to actively participate in the process and help foster some of the community leaders.

Representatives from the Governor's office and LCDC are coming tomorrow to help work through the final stages of the Downtown Development Plan. There is still some question as to whether the City will get any funding for it. Ric said he and Dan will bring a plan to the Council on December 12, 2005 outlining how the City can help fund the Downtown Development Plan without grant assistance.

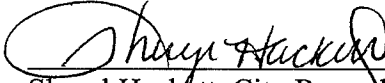
6. **ADJOURN**

Mayor Brooker adjourned the City Council at 8:14 p.m.



T. J. Brooker, Mayor

ATTEST:



Sheryl Hackett, City Recorder
(minutes prepared by SL Hackett)